



Vouziers – Commercial Units

One of them leased by La Poste (French official postal service)

APR

12,5% Fixed APR*

DURATION

12–24 Months

AMOUNT TO RAISE

€364,250 (\$419,000)

LOCATION

Vouziers, France

ACCEPTED CURRENCIES

Cryptocurrencies

Euros (EUR)

United States Dollar (USD)

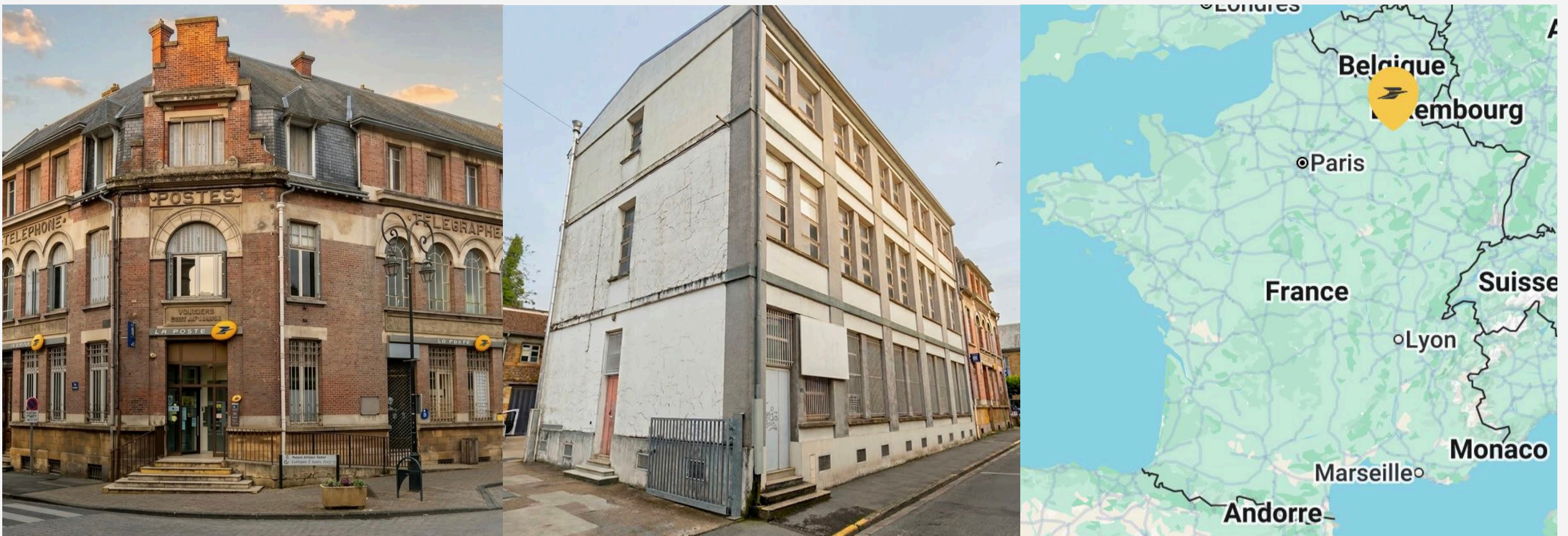
Swiss Franc (CHF)

British Pound (GBP)

*The Annual Percentage Rate (APR) corresponds to the fixed return paid by the project, regardless of market developments or any resale. Returns are guaranteed by a bond contract between Lend and investors.

Vouziers – Commercial Units

12,5%
Fixed APR*



1. Project Overview

The operation involves the acquisition of two adjoining buildings located in Vouziers (08400), in the Ardennes region of France, a town of approximately 3,900 inhabitants that serves as the administrative center of the local area. Vouziers hosts several key public institutions including the hospital, CPAM, La Poste, Pôle Emploi, and the public finance office, making it an important service hub for the surrounding municipalities.

One of the buildings is occupied by La Poste and La Banque Postale, located in a historic “Hôtel des Postes et Télégraphes” building in the city center. The La Poste group currently occupies 779 m² and pays an **annual rent of €45,000** excluding taxes and charges. **The occupancy is secured through an occupation agreement renewed in December 2025** for a duration of nine years. In addition, €160,000 of modernization works were carried out by La Poste in November 2024, further strengthening the quality and long term stability of the asset. The entire property represents approximately **1,300 m²**, with the remaining space currently vacant.

2. Key Facts and financial terms

Fundraising Target: Up to €364,250 (\$419,000) will be invested in an SPV owned at 51% by Lend, in partnership with a property trader, where Lend holds preferential and decision-making rights.

Location: Vouziers, France

Asset: This operation on Lend will be a fixed income bond investment offering a contractual and fully predefined **annual yield of 12,5%**. The return does not depend on the operational performance of the asset but on the proper execution of the underlying bond.

APR: 12.5% fixed annual return for an operation lasting between 12 and 24 months.

Underlying Property Value: ≈ €500,000 (\$575,000)

Payout Frequency: Weekly

Operation Funding Date 04/01/2026

First income distribution: 1 week after the fundraising

Instrument: Tokenized bonds (security tokens)

3. Deal Structure

The operation consists of a **buy-and-resell strategy** without renovation, with both buildings acquired for a total purchase price of €280,000 excluding fees. The strategy is to sell the two assets separately in order to maximize value creation.

The building leased to La Poste can be valued using a traditional real estate yield approach. With an annual rent of €45,000, **its estimated market value ranges between €450,000 and €500,000, based on a yield between 9% and 10%.**

The second building could be sold vacant for around €150,000, or between €200,000 and €250,000 once leased, depending on the tenant secured.

Within this structure, Lend offers investors a **fixed annual yield of 12.5%**, with an investment duration between **12 and 24 months** maximum, through a bond-based financing structure. The interest paid to investors is contractual and fully independent from the final profitability of the real estate transaction. The 12.5% therefore represents a fixed return for investors, distributed according to the bond terms, while the €45,000 annual rent generated by La Poste provides a stable revenue base that largely covers the annual interest payments throughout the duration of the operation.

Analysis by our asset managers



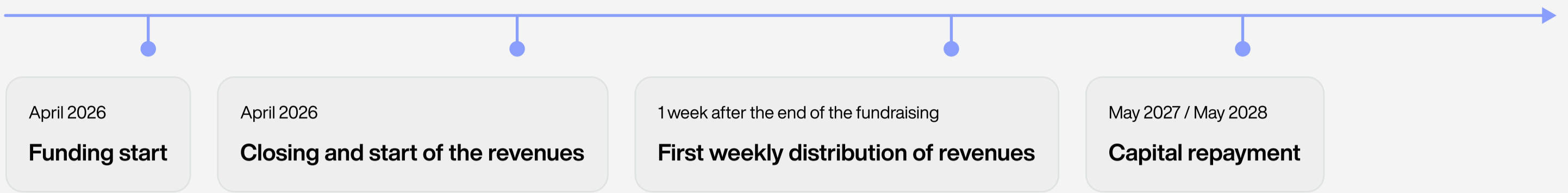
The analysis conducted by SATE highlights an asset with strong fundamentals, primarily driven by the presence of a high-quality, long-standing tenant. La Poste, a state-owned entity, has occupied the premises since 1991, demonstrating exceptional stability over more than three decades. This position is further reinforced by the recent renewal of the occupancy agreement in December 2025, as well as €160,000 of modernization works carried out by La Poste in 2024, reflecting a continued commitment to the site. The property also benefits from a well-established local environment, with a wide range of nearby amenities including retail shops, schools, healthcare facilities, and sports infrastructure, making it a key service hub for the surrounding area.

From an asset perspective, the operation involves two large buildings totaling approximately 2,000 sqm of usable space, offering flexible configurations across storage, commercial activity, and office use. The 779 sqm currently occupied by La Poste provides a stable income base, while the remaining vacant space represents a clear opportunity for value creation. This upside potential is further supported by ongoing and planned improvements, including additional works financed by Orange, which will enhance the overall attractiveness and usability of the property.

While the asset shows strong fundamentals, certain aspects require active management, particularly the current reliance on a single tenant. However, this risk is significantly mitigated by the institutional nature of La Poste and its long-term presence on the site. Similarly, although the property is located in a less densely populated area, it remains a central administrative and service hub, which helps sustain local demand. The need for certain improvements, such as façade upgrades or technical adjustments, should be viewed as opportunities to further enhance the asset's value rather than structural weaknesses.

Overall, the combination of a resilient tenant, strong income visibility, significant value creation potential, and an attractive yield profile makes this operation particularly compelling. Based on all these elements, this is a very solid investment opportunity.

Project Timeline (Operations and Capital Repayment)



Visuals of the two commercial units



Key Figures and Financial Structure

2 COMMERCIAL UNITS — VOUZIERS, FRANCE

Annual Yield (APR): 12,5%

Fundraising Amount: €364,250 (\$419,000)

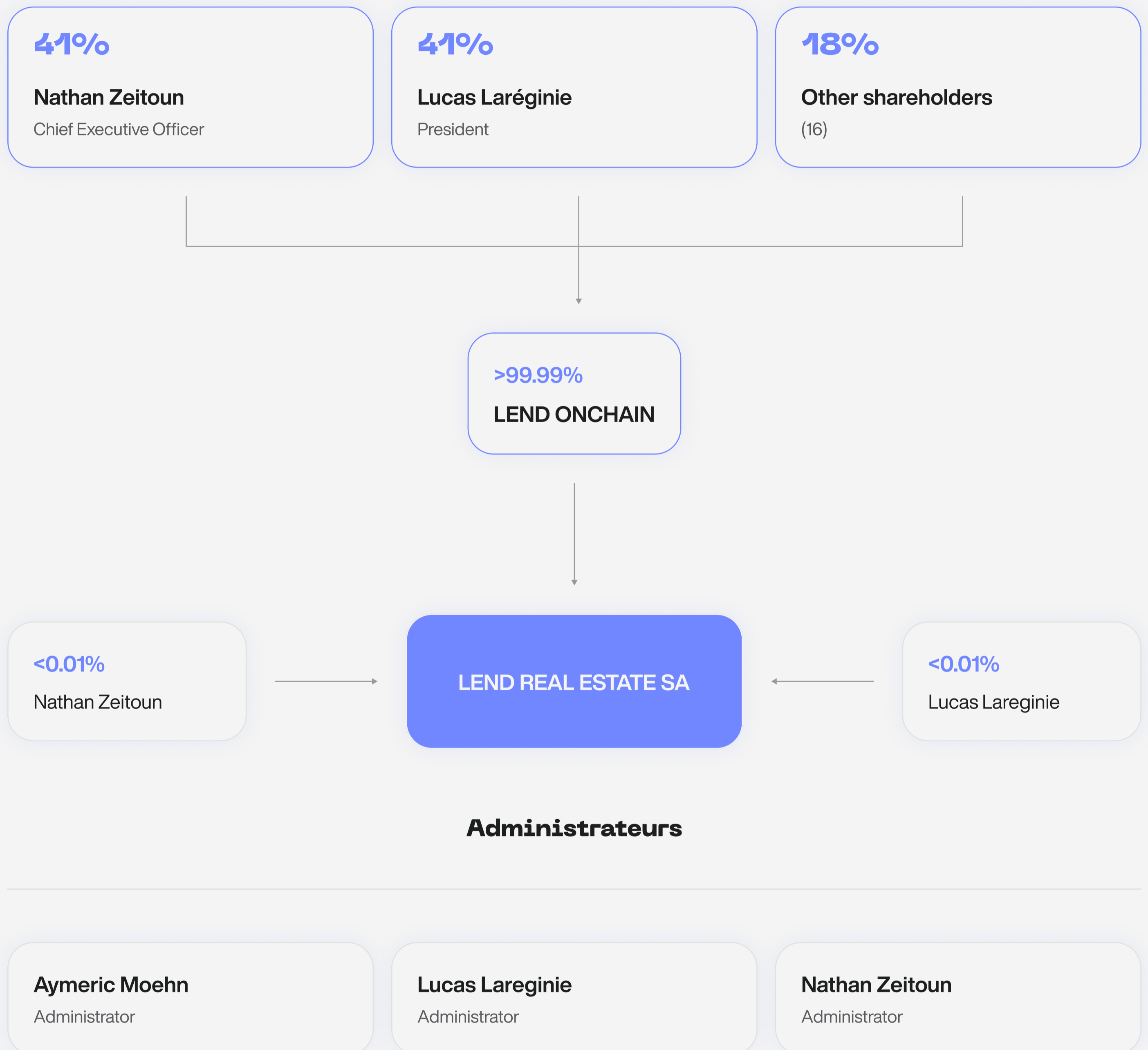
DESCRIPTION	AMOUNT	COMMENTS
Building acquisition	€280,000 (\$321,000)	This amount is used to finance the two buildings purchased for this acquisition.
Renovation, Compliance Upgrades & Optimizations	€36,000 (\$42,000)	This renovation budget represents an allocation dedicated to refurbishing the second building, which is currently unoccupied, in order to rehabilitate it and make it rentable.
Notary fees	€7,000 (\$8,000)	These fees represent the legal costs in France payable to the notary for a buy and resell acquisition.
Legal and Administrative Fees	0 €	These fees amount to approximately €3,500 and are covered by Lend. They are therefore not included in the total of this list.
Lend fees	€41,250€ (\$48,000)	These costs are fully covered by the capital gain generated by the project. The 12.5% annual return offered to investors is net of these fees.
External financing (banks, etc.)	—	No external financing is used. The operation is funded entirely with this raise.

Total Fundraising Amount

€364,250 (\$419,000)

Total amount to be raised to finance the operation (including all associated fees)

Organizational Chart & Capital Structure





Lend Real Estate SA
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Public Limited Company (SA) with a share capital of €37,000